



NATIONAL AVENUE
(65' PUBLIC R/W)
MB. 54, PG. 416-418

NATIONAL AVENUE
(70' PUBLIC R/W)
MB. 56, PG. 500

5' DEDICATED AS PUBLIC ROAD R/W #2
2,198 SQ. FT. OR 0.0504 ACRES

NOVUS DEVELOPMENT GROUP, LLC
DB. 29240, PG. 65
LOT 1
MB. 56, PG. 500
PIN: 143-131-11

POTOMAC RIVER
PARKWAY
(VARIABLE PRIVATE R/W)
MB. 54, PG. 416-418

CITY PARK RETAIL 8 LLC
DB. 29240, PG. 69
LOT 2
MB. 56, PG. 500
PIN: 143-131-14

WEST TYVOLA ROAD
(VARIABLE WIDTH PUBLIC R/W)

FUTURE DEVELOPMENT
P&L COLISEUM, LP
DB. 20205, PG. 242
PIN: 143-131-08

NGS MONUMENT "JAIL"
NC GRID NAD83
N: 531,023.41 FT
E: 1,426,452.18 FT

PROPOSED BUILDING
3,223 SF ±
FFE = 625.8

PROPOSED BUILDING
7,910 SF ±
FFE = 630.00

TENANT A
2,248 SF

TENANT B
1,819 SF

TENANT C
1,574 SF

STARBUCKS
2,200 SF

±5,175 SF

SIGHT TRIANGLE
MB. 54, PG. 416-418

SIGHT TRIANGLE
MB. 54, PG. 416-418

CITY PARK DRIVE
(VARIABLE WIDTH PRIVATE R/W)
PUBLIC WALK AND TURNER EASEMENT
MB. 55, PG. 528

CDOT EASEMENT AREA FOR TRAFFIC SIGNAL

BRICK SIGN

ASPHALT

Concrete

CHAIN LINK FENCE
TREE PROTECTION
FOR TREES ALONG
TYVOLA ROAD.
MAINTAIN SIDEWALK
ACCESS (TYP.)

ASPHALT

18" C&G

18" C&G

30" C&G

Concrete

ASPHALT

18" C&G

18" C&G

30" C&G

ASPHALT

Concrete

Concrete

30" C&G

18" C&G

18" C&G

30" C&G

Concrete

Concrete

K DRIVE
(P&L STREET)
MB. 56, PG. 618

BRICK

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